

# Notice of Application

**Project Name: Ellerwood Street Residence Variance**

**Application:** November 3, 2021  
**Application Complete:** November 12, 2021  
**Notice of Application:** December 14, 2021

**Notice of Application Public Comment Period:**

**December 17, 2021 – December 31, 2021**  
(See Public Comment below for more information)

## PROJECT INFORMATION

**File Number(s):** VAR21-00002

**Project Description:** The project is to allow the construction of a single-family residence. The owners are requesting a variance from our steep slope critical area. The site is comprised almost entirely of steep slopes >40 percent. As proposed, the footprint of the home is 2,300 square feet with access from a 20-foot-wide driveway. (See Site Plan)

**Project Location:** 545 SW Ellerwood Street (See Vicinity Map)

**Size of Subject Area in Acres:** 1.00 **Sq. Ft.:** 43,587

**Applicant:** Erik Flannigan, Owner, NW Perfection LLC  
3409 NE 23<sup>rd</sup> Place, Renton, WA 98056  
Phone: 253-753-3935; Email: Erik@nwemerald.com

**Decision Maker:** Hearing Examiner

**Required City Permits:** Variance, Building

**Required City Permits, Not Part of this Application:** Building

**Required Studies:** Geo-technical

**Existing Environmental Documents Relevant to this Application:** SEPA Checklist, Geo-technical

## REGULATORY INFORMATION

**Zoning:** SF-S - Single Family Suburban

**Comprehensive Plan Designation:** Low Density Residential

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** IMC 18.10, IMC 18.07, IMC 16.26

## PUBLIC COMMENT

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall, 130 E Sunset Way 9 am – 1 pm Tuesdays and Thursdays. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

**Written comments are due by 5:00 pm on the Public Comment Period date noted above to:**

Community Planning and Development Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## PUBLIC MEETING:

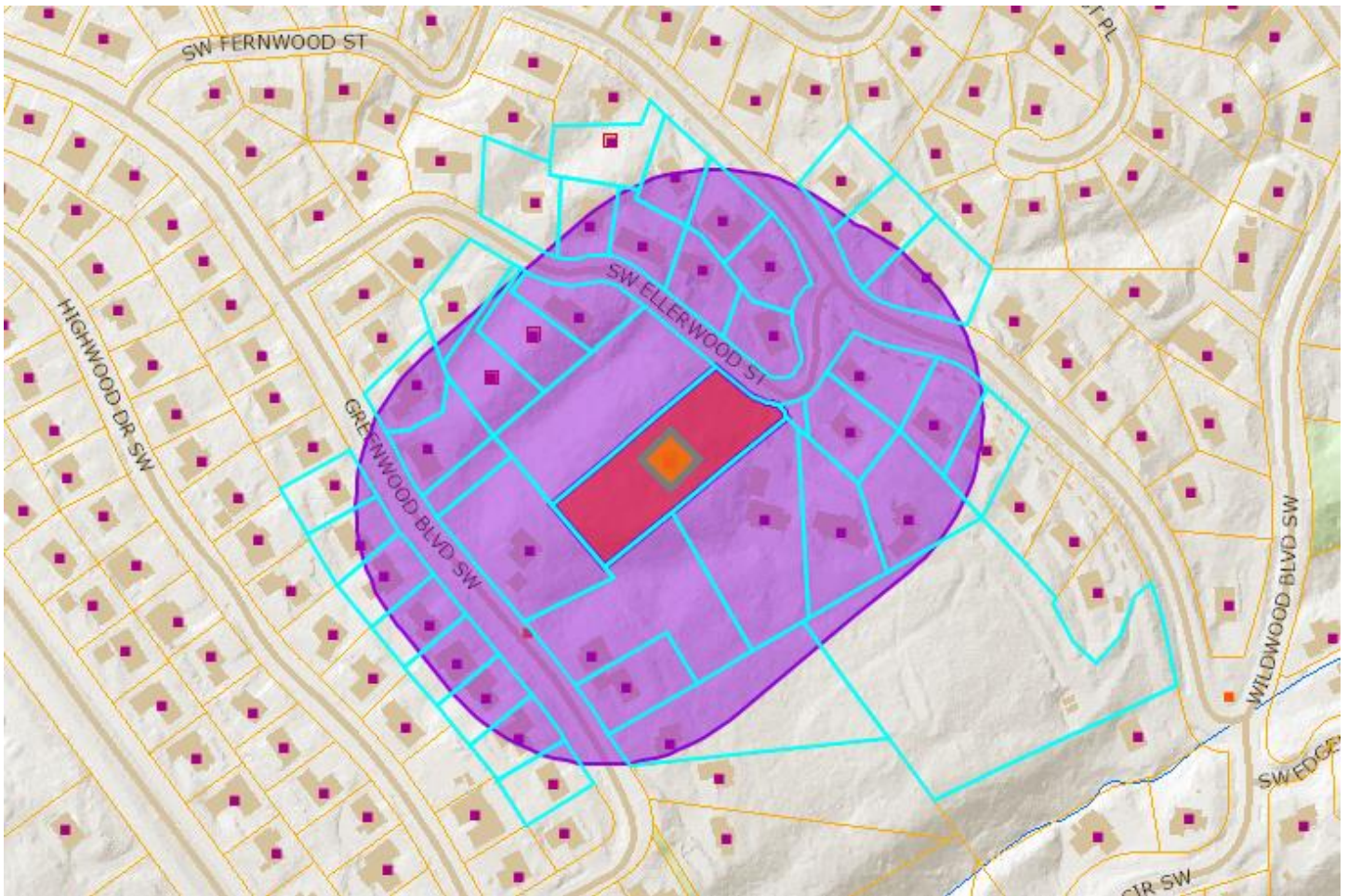
The Hearing Examiner is the decision maker for the VAR21-00002 application. Date and time of the meeting has not been set. A follow up notice will be sent to property owners within 300 feet and to Parties of Record to notify them of the meetings.

## CITY CONTACT INFORMATION

**Project Planner:** Doug Yormick  
**Phone Number:** 425-837-3083  
**E-Mail:** [doug@issaquahwa.gov](mailto:doug@issaquahwa.gov)

**Development Services Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [CPD@issaquahwa.gov](mailto:CPD@issaquahwa.gov)

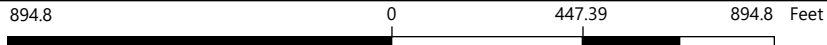
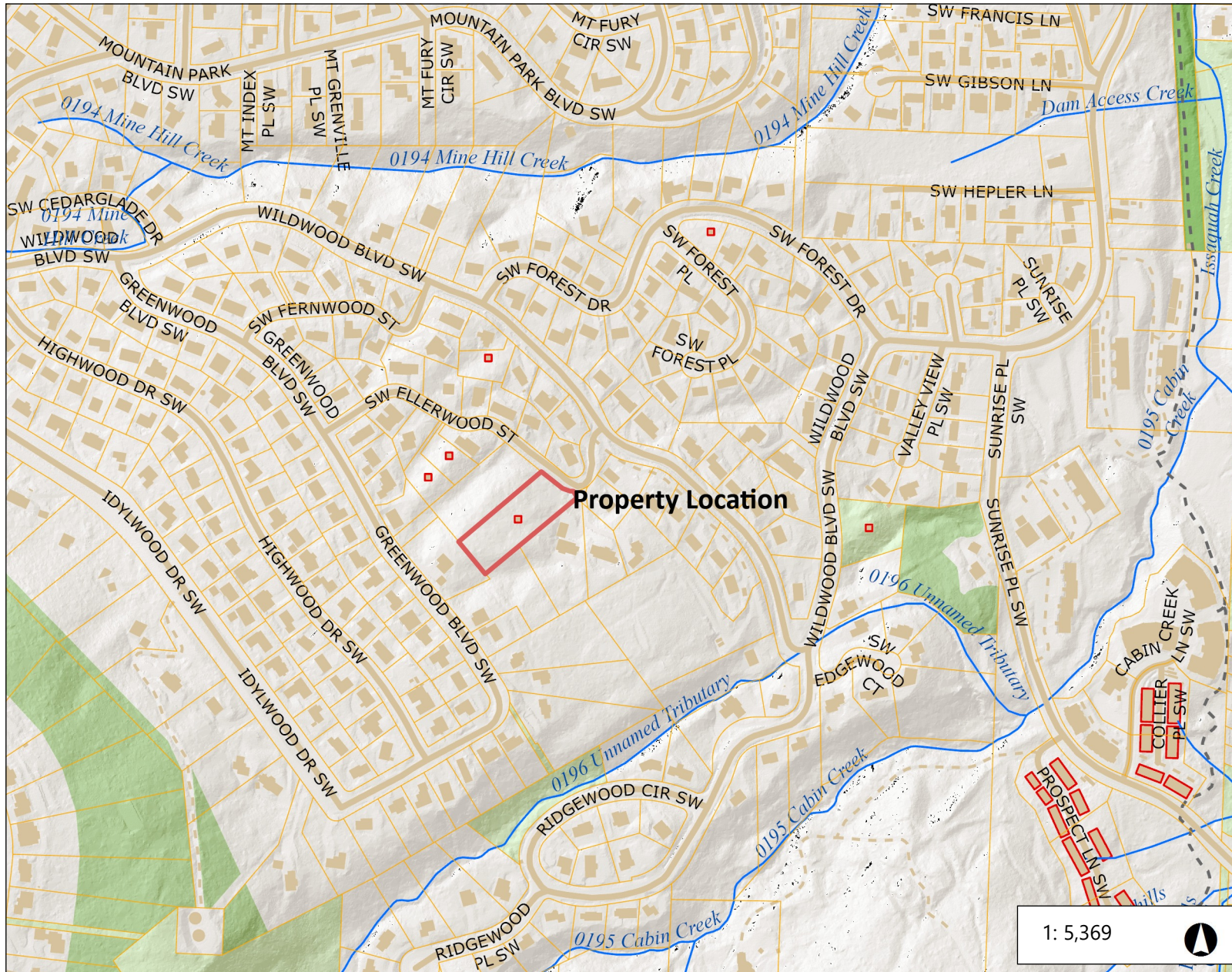
## Ellerwood Street Residence Variance 300-foot Mailing Buffer







# Ellerwood Street Residence Variance Vicinity Map



DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.

## Legend

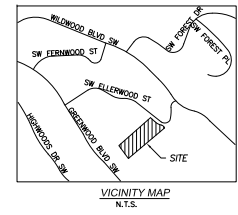
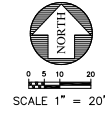
- Parcels
- Issaquah City Limits
- Streets
  - STREET
  - HIGHWAY
  - RAMP
  - WALKWAY
  - DRIVEWAY; ACCESS; RETAIL AC
  - PERMANENTLY CLOSED
- Trails
- Railroad
- Water Bodies
- Streams
- Buildings
  - BUILDING FOOTPRINT
  - TEMPORARY PLACEHOLDER
- Shaded Relief
- Parks - Open Space - NGPE
  - PARK
  - PARK/OPEN SPACE
  - OPEN SPACE
  - NGPE
  - STATE PARK

1: 5,369



# NORTHWEST PERFECTION LLC

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 33, TWP. 24, RNG. 6, W.M.  
KING COUNTY, STATE OF WASHINGTON



## SITE DATA:

TAX PARCEL NO: 332406-9532  
PROJECT SITE ADDRESS: 545 SW ELLERWOOD ST  
LOT SIZE: 43,582 SF (1.00 AC)  
ZONING: SF-S (SINGLE FAMILY SUBURBAN)  
DENSITY: 4.5 DU/AC  
MIN. LOT SIZE: 8,600 SF  
MIN. LOT WIDTH: 70'  
BUILDING HEIGHT: 30'  
IMPERVIOUS SURFACE: 40%  
PERVIOUS SURFACE: 60%

**LEGAL DESCRIPTION:**  
LOT 2, ISSAQUAH SHORT PLAT NO. 79-04 RECORDED IN VOLUME 79, PAGE 4, UNDER RECORDING NUMBER 79092706, RECORDS OF KING COUNTY, WASHINGTON.

## IMPERVIOUS AREAS:

ON SITE DRIVEWAY: 1,045 SF  
OFF SITE DRIVEWAY: 285 SF  
HOUSE (ROOF): 2,877 SF  
SIDEWALK (STAIRS): 35 SF  
TOTAL IMPERVIOUS: 4,242 SF  
% OF IMPERVIOUS: 9.73

## DISTURBANCE AREA:

ON SITE : 8,109 SF  
OFF SITE: 811 SF

## BUILDING SETBACKS:

- △ FRONT - 20 FEET
- △ REAR - 10 FEET
- △ SIDE - 8 FEET

T.L. 941450-0405



APPROVAL CONDITIONS			
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Reviewed and determined to be not applicable.	
DSD Planner	Date		
<input type="checkbox"/> Reviewed and determined to be not applicable.		<input type="checkbox"/> Reviewed and determined to be not applicable.	
Land Development Manager	Date		
<small>ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION</small>			



NORTHWEST PERFECTION, LLC  
PARCEL #332406-9532



JOB NO.	19517
DATE	07/15/21
SCALE	1"=20'
DESIGNED	ACD
DRAWN	LPM
CHECKED	ACD
APPROVED	CJA